

CITY OF GOODYEAR

RESIDENTIAL PATIO COVER REQUIREMENTS

Patio covers are one-story, roofed structures not exceeding 12 feet above grade. A building Permit is required for all patio covers attached to a residence or other structure. A one-story detached residential patio cover in which the floor area does not exceed 200 square feet and does not include electrical or plumbing additions is exempt from requiring a permit. All patio covers, permitted or not, must comply with required zoning setbacks, for zoning regulation questions: (623) 932-3005. If your subdivision has a homeowner's association, you should secure architectural review prior to proceeding with the project. The City does not enforce or review provisions of homeowner's association CC&R's.

PERMITS

Patio cover permits may be obtained by completing an application and submitting (2) two sets of required plans to the Community Development Department located at 190 N. Litchfield Road, Goodyear, Arizona 85338, (623) 932-3004. The application shall be completed in full and shall be legible. Plans shall include all applicable information, as listed below, and shall be legible. **Incomplete and illegible applications and plans will not be accepted for review.**

PLAN SUBMITTAL REQUIREMENTS

Provide (2) two complete sets of plans, minimum 8 ½" x 11" (Plans will not be accepted if drawn in pencil).

Provide a site plan showing the location of the covered patio. Provide dimensions from the patio columns to the property lines and to existing structures, including pools. Provide dashed lines indicating the roof overhangs and provide dimensions from the overhangs to the property lines. Provide the percent of lot coverage. The percent of lot coverage is the total area of all structures (measured to the projected roof area) divided by the area of the lot; for example, 2400 sq. ft. of building area divided by 6000 sq. ft. of lot area = 40% lot coverage. Contact the Planning Department at (623) 932-3005 for zoning setback and percent of lot coverage requirements.

Provide structural plans. The attached City of Goodyear standard plan may be completed and submitted if the design of the covered patio to be constructed is similar. **Covered patios with unique designs will not be permitted to use the City of Goodyear standard plan.**

PATIO COVER CONSTRUCTION SPECIFICATIONS

CONCRETE

All concrete for footings must be a minimum of 2000 psi.

Footings are required when the post supports a load exceeding 750 pounds. The minimum footing size for each post location is 12" x 12" square footing a minimum of 12" below undisturbed soil. For lesser loads, a 3 ½" concrete slab on grade may be substituted for required footings.

LUMBER

Specify the species and grade of lumber for all wood members, commonly used lumber is, Douglas Fir-Larch No.2 or better and Hem Fir No. 2 or better. Lumber must be grade marked. All exposed wood shall be protected from the weather by an exterior paint or varnish.

ATTACHMENT TO EXISTING HOUSE WALL

Typically the roof rafters will rest on the existing top plate of the house. The other common method is by attachment of the rafters to a ledger. The ledger shall be at least the same size as the rafters. **Rafters may not be solely supported by the existing rafter tails or fascia of the house.**

CONNECTIONS

Connectors must be stamped with an I.C.B.O approval number. Specify the following connectors on the plan:

Post base – a minimum of a 1" clearance shall be maintained from the wood post to the concrete slab (or provide a treated wood post).

Beam to post

Rafter to beam

Rafter to top plate – Simpson H2.5 or equal or (3) 8d nails toenailed to the top plate.

Ledger to house wall – 3/8" diameter x 5" minimum steel lag bolt at each stud for attachment to a wall of frame construction. The stucco system shall be removed at the area the ledger is to be attached to the existing wall studs. ½" diameter X 5" minimum expansion bolt at 48" on center into a grouted cell for masonry construction.

Rafter to ledger – Specify size of joist hanger.

ROOFING MATERIAL

The minimum roof slope shall be ¼" per foot to maintain adequate drainage. Patio roofs with the required minimum slope may install 90 lb. roll roofing or an approved built-up roofing system. Asphalt shingles require a minimum of slope of 4 units vertical to 12

units horizontal, reducible to 2 units vertical to 12 units horizontal with a specific roofing installation – refer to IRC Section R905.2.2. A tile roof requires a minimum slope of 4 units vertical to 12 units horizontal, reducible to 2.5 units vertical to 12 units horizontal with a specific roofing installation - refer to IRC Section R905.3.2.

Specify the type of roof sheathing and underlayment

MISCELLANEOUS

Gypsum wallboard used on exterior ceilings shall be soffit (brown) board.

Existing attic ventilation shall be maintained where ceilings are applied directly to the underside of the roof rafters. This requirement can be achieved by installing vented blocking or frieze boards at both the top plate of the house wall and above the beam of the patio.

All electrical work associated with a covered patio shall be weather tight. Electrical fixtures shall be approved for outdoor use. Receptacle outlets shall have Ground-Fault Circuit-Interrupter Protection and the receptacle covers must remain weatherproof with the attachment plug cap inserted.

PATIO ENCLOSURES

Covered patios complying with IRC Appendix H, Section AH102 may be enclosed.

A patio enclosure requires a permit. Enclosures shall be used for outdoor recreational purposes only. A patio enclosure shall not be used as a habitable or livable space.

The enclosure walls may have any configuration provided the open or glazed area of the longer wall and one additional wall is equal to at least 65% of the area below 6'8" of each wall as measured from the floor to the bottom of the beam.

Openings shall be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 1/8" in thickness, glass conforming to the provisions of Section R308, or any combination of the foregoing.

Required light and ventilation for rooms adjacent to the patio enclosure shall be permitted to pass through the enclosure (only allowed for those enclosures complying with the above specifications). Bedroom emergency egress doors or windows are not permitted to pass through any type of patio enclosure. Each bedroom is required to have one door or window with a minimum net clear openable area of 5.7 square feet (minimum 5 sq. ft. net clear opening at grade level), a net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum sill height of not more than 44 inches above the floor.

An enclosure that does not meet the criteria of IRC Appendix H Section AH102 shall meet all code requirements for a habitable room.

THERMALLY ISOLATED SUNROOM

Sunroom Addition: A one-story structure added to an existing dwelling with a glazed area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

Thermally Isolated: A separation of conditioned spaces, between a sunroom addition and a dwelling unit, consisting of existing or new wall(s), doors, and/or windows.

Openings required for light and/or ventilation shall be permitted to open into a thermally isolated sunroom addition, provided that there is an openable area between the adjoining room and the sunroom addition of not less than one-tenth of the floor area of the interior room but not less than 20 square feet. The minimum openable area to the outdoors shall be based upon the total floor area being ventilated.

ALUMINUM LATTICE/COVERED PATIOS

The adopted building code does not provide design criteria for aluminum structures; therefore, lattice or solid covered aluminum patios require one of the following to be submitted for review:

1. A current ICBO (International Conference of Building Officials) report. The report will include specification sheets (specifics pertaining to the installation of the covered patio shall be highlighted). Some ICBO reports allow the cover to be attached to "Rafter Tails" with a specific connection; however, this is allowed only for conventionally framed "Rafter Tails" and shall not be attached to a "Roof Truss Overhang" without additional engineering submitted (sealed, hand-signed and dated by a Registrant licensed in Arizona). The Wood Truss Council of America specifies that roof trusses are not initially designed to carry the additional concentrated load that the aluminum cover would impose on the truss.
2. Engineered calculations and plans; sealed, hand-signed and dated by a Registrant licensed in Arizona.

INSPECTIONS

An inspection may be requested by calling (623) 932-3494 by 3:00 P.M. the business day prior to the inspection. Please be prepared to give the inspection code and permit number. For example, inspection code 50, permit number 98-1100. Inspections requested the previous business day must be ready for inspection the next business day by 7:00 A.M.

The city approved plot plan, permit, and a copy of city approved plans shall be available at the job site. Failure to have these plans available to the Inspector, or failure to provide access to the property due to locked gates or unrestrained dogs will result in a \$100 reinspection fee being assessed, unless our department is contacted at (623) 932-3004 prior to the Inspector arriving at the jobsite.

THE FOLLOWING INSPECTIONS ARE REQUIRED:

Footing – Inspection type **00** – This inspection is required after the footing has been excavated and reinforcement is in place, if applicable, and prior to pouring the concrete.

Rough Frame – Inspection type **25** – This inspection is required after all structural framing has been completed. ***Roof Sheathing*** – Inspection type **20** - The nailing of the roof sheathing will be inspected, prior to installing the roof covering, for covered patios with a solid roof. ***Rough Electrical*** – Inspection type **23** - This inspection is required for covered patios including electrical work and is requested after all electrical work is installed and prior to the wiring being concealed.

Drywall – Inspection type **28** – The nailing of the drywall will be inspected for covered patio with a drywall ceiling. This inspection is required prior to applying any joint compound or tape.